

PROFFERS

PCA C-052-8/FDPA C-052-14

July 8, 2014

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, CESC Skyline LLC, (hereinafter referred to as the "Applicant") for itself, successor and assigns, in PCA C-052-8 and FDPA C-052-14, filed on property identified as tax map 62-3 ((1)) 38B (hereinafter referred to as the "Application Property"), hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA C-052-8/FDPA C-052-14. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

I. CONCEPTUAL/FINAL DEVELOPMENT PLAN

Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in conformance with the Conceptual/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKa, Inc. dated November 14, 2013 and revised through June 23, 2014. Minor modifications to the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the CDPA/FDPA at time of site plan based on final design provided that there is no decrease in the amount and location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.

II. USES

The following principal and secondary uses may be established on the Subject Property:

- Accessory Uses and Accessory Service Uses
- Business Service and Supply Establishments
- Eating Establishments
- Fast Food Restaurants
- Financial Institutions
- Health Clubs
- Medical Care Facilities
- Offices
- Personal Service Establishments
- Private Schools of Special Education
- Quick Service Food Stores
- Retail Sales Establishments

III. LANDSCAPING

Landscaping for the Application Property shall be provided as generally shown on the CDPA/FDPA. The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, minor site plan, and/or parking tabulation review, as may be applicable, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD).

[SIGNATURE ON THE FOLLOWING PAGE]

{A0616594.DOC / I Proffers 07.08.14 (cln) 000099 000195}

APPLICANT/TITLE OWNER

CESC SKYLINE LLC

BY: Vornado Shenandoah Holdings, L.L.C.,
its sole economic member

By: Vornado Realty L.P.,
its managing member

By: Vornado Realty Trust,
its general partner

By: 

Mitchell N. Schear

Its: President – Vornado/Charles E.
Smith Washington, D.C. Division